

00548454/gs

# **SHERIFF**

## **KING COUNTY**

### **IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY**

JPMORGAN CHASE BANK, N.A., its successors in  
interest and/or assigns

vs.

UNKNOWN HEIRS AND DEVISEES OF ANN GALVIN-  
EISENHART; AMY DENNISTON; JPMORGAN CHASE  
BANK, N.A.; PEGASUS COURT CONDOMINIUM  
OWNERS ASSOCIATION; STATE OF WASHINGTON;  
OCCUPANTS OF THE PREMISES

### **SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY**

CAUSE # 15-2-03684-0 SEA

JUDGMENT RENDERED ON  
12/30/2015

WRIT FOR ORDER OF SALE ISSUED:  
02/23/2016

DATE OF LEVY: 03/11/2016

TO: UNKNOWN HEIRS AND DEVISEES OF ANN GALVIN-EISENHART; AMY DENNISTON;  
JPMORGAN CHASE BANK, N.A.; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES;  
(IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**12345 ROOSEVELT WAY NORTHEAST, #306, SEATTLE, WA 98125**

UNIT 306 OF PEGASUS COURT, A CONDOMINIUM, ACCORDING TO THE DECLARATION  
THEREOF RECORDED UNDER KING COUNTY RECORDING NUMBER 19990908001320, AND  
ANY AMENDMENTS THERETO VOLUME 158 OF CONDOMINIUMS PAGES 82 THROUGH 88,  
RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NO.: 670150-0200-06.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**

**DATE: APRIL 29, 2016**

**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$101,730.99** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on **December 29, 2016.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **DECEMBER 29, 2016,** THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
RCO LEGAL, P.S.  
13555 SE 36TH STREET  
STE 300  
BELLEVUE, WA 98006  
(425) 458-2121

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# **SHERIFF**

## **KING COUNTY**

**SHERIFF'S LEVY ON REAL PROPERTY**  
**UNDER EXECUTION OR ORDER OF SALE**

00548454/gs

JPMORGAN CHASE BANK, N.A., its successors in  
interest and/or assigns,

Plaintiff,

vs.

UNKNOWN HEIRS AND DEVISEES OF ANN  
GALVIN-EISENHART; AMY DENNISTON;  
JPMORGAN CHASE BANK, N.A.; PEGASUS COURT  
CONDOMINIUM OWNERS ASSOCIATION; STATE  
OF WASHINGTON; OCCUPANTS OF THE  
PREMISES,

Defendants.

CAUSE # 15-2-03684-0 SEA

DATE OF WRIT FOR ORDER: 02/23/2016

DATE RECEIVED: 03/07/2016

DATE OF LEVY: 03/11/2016

TO THE RECORDER OF KING COUNTY AND TO WHOM IT MAY CONCERN:

I, SHERIFF OF KING COUNTY, HEREBY CERTIFY THAT I RECEIVED THE ANNEXED WRIT ORDER OF SALE AND UNDER AND BY VIRTUE OF THAT WRIT OR ORDER, I LEVY UPON AND TAKE INTO MY POSSESSION ALL OF THE RIGHT, TITLE AND INTEREST OF DEFENDANT(S) NAMED IN THE WRIT OR ORDER IN AND TO THE REAL ESTATE OF KING COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

UNIT 306 OF PEGASUS COURT, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NUMBER 19990908001320, AND ANY AMENDMENTS THERETO VOLUME 158 OF CONDOMINIUMS PAGES 82 THROUGH 88, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SHERIFF JOHN URQUHART  
KING COUNTY SHERIFF'S OFFICE

BY: HUGO ESPARZA  
DEPUTY

ATTORNEY:  
RCO LEGAL, P.S.  
13555 SE 36TH STREET  
STE 300  
BELLEVUE, WA 98006